

## **NONSUCH PLANNED MAINTENANCE UPDATE AND NEW PRIORITY WORKS FOR 2024-25**

<b>Head of Service:</b>	Mark Shephard, Head of Property and Regeneration
<b>Wards affected:</b>	Nonsuch Ward;
<b>Appendices (attached):</b>	Appendix 1 – Approved 2023-24 priority planned works Appendix 2 – Proposed 2024-25 priority planned works.

### **Summary**

This report provides an update on the current financial year 2023-24 priority planned maintenance programme (including any additional health & safety and emergency works undertaken during the year). It also seeks approval for the forthcoming 2024-25 priority planned maintenance works.

### **Recommendation (s)**

#### **The Committee is asked to:**

- (1) Note the progress of the works (including the additional Health & Safety and emergency works) carried out during the current financial year 2023-24.**
- (2) Approve the proposed planned maintenance priority works for 2024-25.**

### **1 Reason for Recommendation**

- 1.1 The proposed planned maintenance priority works are essential to meet JMC's commercial landlord obligations and Health & Safety requirements of the park.

### **2 Background**

- 2.1 At its meeting on 27 March 2023, the JMC approved the priority planned maintenance works for 2023-24.
- 2.2 This report provides a progress update on these approved priority works for 2023-24 and additionally, any unforeseen emergency or essential Health & Safety works required during the year (shown at Appendix 1).

# Nonsuch Park Joint Management Committee

25 March 2024

- 2.3 The report also identifies the highest priority works for approval to be carried out in 2024-25 (shown at Appendix 2).
- 2.4 The actual cost for the year is provided and an explanation given where it exceeds the budget allocated or the items put on hold.
- 2.5 Appendix 2 also lists the larger scale maintenance works which are considered essential in the long-term, but for which there is currently no identified funding available for the £1,414,000 required.
- 2.6 Wherever possible, alternative funding sources are considered and the JMC successfully applied for and received alternative funding for two identified schemes in the 2023-24 priority works programme. These were:
  - 2.6.1 The Nonsuch Mansion Museum and public toilets roof which received match funding from London Borough of Sutton Community Infrastructure Levy (CIL). This resulted in grant funding of £44,000. with the total cost of the works being £82,314.
  - 2.6.2 Pathway repairs (phase 3) to the long section of pathway from Sparrow Farm car park to Nonsuch Mansion which was grant funded from Epsom & Ewell Borough Council Community Infrastructure Levy (CIL) and resulted in payment for the total cost of the works at £35,000.

### **3 Update on 2023-24 Priority and essential Health & Safety works (Appendix 1)**

- 3.1 A summary of progress to date for each item of work is shown below.
- 3.2 The Museum and public toilets roof was budgeted at £88,000. The roof coverings were replaced with a high performance bituminous felt overlay with insulation and is guaranteed for 25 years. The tendered cost of the works totalled £79,809.
- 3.3 During replacement of the roof coverings, some additional, essential repairs were required to the roof level parapet walls. They required new lime-based render and re-bedding of many loose bricks to the parapet walls at a cost of £4,500. This was carried out by a specialist restoration company.
- 3.4 Over the Mansion House internal toilets and boiler room, pigeon netting has been installed to prevent damage to the roof and building. The budget was £5,000. After seeking three competitive quotes, this was reduced to £2,024 resulting in an underspend.
- 3.5 Emergency roofing repairs were carried out to prevent further water ingress through the roof lights into the electrical storeroom. The essential work was identified during the pigeon netting installation works above the boiler room. There was no budget provision for the work and resulted in additional spend of £7,050.

# Nonsuch Park Joint Management Committee

## 25 March 2024

- 3.6 There are additional ad hoc maintenance repairs to the sum of £2,140.
- 3.7 London Road car park - access road up to the first small car park has been reconstructed, recovered with new tarmacadam surface, and regraded to prevent flooding with new kerb lines installed. It will last longer and have greater durability to cope with increased use. The budget was set at £25,000 – considered realistic from previous experience, but when the works were tendered, the cost was £32,568.
- 3.8 The emergency render repairs as previously highlighted in a survey report had to be put on hold due to time constraints and insufficient budget. This work will now be tendered and planned for next summer, although it should be noted that it will be challenging to work around the Mansion House wedding functions.

#### **4 Proposed Priority Planned Works for 2024-25**

- 4.1 The proposed works for 2024-25 are listed on appendix 2 and total £84,000.
- 4.2 The works have been prioritised as follows:
  - 4.2.1 Mansion House render repairs as highlighted in the recent survey priority report at a cost of £60,000. This carries the highest priority due to risks of potential falling render.
  - 4.2.2 Rebuilding and repairs to the boundary wall at Nonsuch (Tudor flint and brick) at a cost of £30,000. We have been advised CIL match funding has been agreed from London Borough of Sutton with a contribution of £15,000.
  - 4.2.3 A £9,000 contingency has been set aside for unforeseen emergency repairs that may occur through the year.
- 4.3 The total cost requested for priority works for 2024-25 is £84,000.
- 4.4 These maintenance items are raised in priority order with the most urgent items (i.e. those posing the highest Health & Safety risk), being addressed first, and those following cascading down in order of severity.

#### **5 Large Scale long-term Priority Works (funding yet to be established)**

- 5.1 The external fabric of the Mansion House and Park infrastructure / outbuildings are in poor condition and require much larger long-term investment. The proposed £84,000 budget above for the financial year 2024-25 will attend only to the most urgent and essential repairs.

# Nonsuch Park Joint Management Committee

## 25 March 2024

- 5.2 The budget is impacted by higher repairs costs inevitably incurred on any works to the Grade II listed Mansion House. Consequently, repairs tend to be temporary in nature and often undertaken as a series of smaller, more affordable projects. These short-term repairs may not provide the most cost-effective long-term solution.
- 5.3 A comprehensive works schedule has been prepared at Appendix 2 listing the unfunded large-scale long-term priority works. The total cost of carrying out these large-scale items (including costs for officer time) would be approximately £1.4m.
- 5.4 Officers continue to explore available external funding sources to complement and maximise the JMC's annual budget.

## 6 Risk Assessment

Legal or other duties

### 6.1 Equality Impact Assessment

- 6.1.1 The proposed priority works will have an impact on the operation of the building and will be managed to minimise this impact.
- 6.1.2 The main risks are slips, trips, and falls under Health & Safety to pathways and roads.
- 6.1.3 We have a legal obligation to carry out repairs under current commercial lease arrangements.
- 6.1.4 Operating with a reduced repairs and renewal fund carries risk the JMC will have limited scope to undertake future works.

### 6.2 Crime & Disorder

6.2.1 None

### 6.3 Safeguarding

6.3.1 None

### 6.4 Dependencies

6.4.1 None

### 6.5 Other

6.5.1 None

## 7 Financial Implications

# Nonsuch Park Joint Management Committee

## 25 March 2024

- 7.1 The proposed works for 2024/25 totalling £84,000 are within the proposed budget for 2024/25, which is also £84,000. Works have been prioritised to remain within the budget envelope.
- 7.2 **Section 151 Officer's comments:** Financial implications are included in the body of the report.

### 8 Legal Implications

- 8.1 **Legal Officer's comments:** There are no direct legal implications arising from the contents of this report.

### 9 Policies, Plans & Partnerships

- 9.1 **Council's Key Priorities:** The following Key Priorities are engaged: Effective Council, Promoting Borough's Heritage
- 9.2 **Service Plans:** The matter is included within the current Service Delivery Plan.
- 9.3 **Climate & Environmental Impact of recommendations:**
- 9.4 The current proposed works do not have any climate change impact.
- 9.5 **Sustainability Policy & Community Safety Implications:**
- 9.6 All materials where possible are used from a sustainable source.
- 9.7 **Partnerships:** Both London Borough of Sutton and Epsom & Ewell Borough Council are represented by members on the Joint Management Committee.

### 10 Background papers

- 10.1 The documents referred to in compiling this report are as follows:

**Previous reports:**

- Nonsuch Park Joint Management Committee meeting on 27<sup>th</sup> March 2023

**Other papers:**

- None